088.0	0002	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	781,800	/	781,800
USE VALUE:	781,800	/	781,800
ASSESSED:	781,800	/	781,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RODMAN ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	57 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,370 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1582 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10370.000	270,000		511,800	781,800
Total Card	0.238	270,000		511,800	781,800
Total Parcel	0.238	270,000		511,800	781,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.18 | /Parcel: 494.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55852
GIS Ref	
GIS Ref	
Insp Date	11/27/18

!7163!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,100	0	10,370.	511,800	781,900	781,900	Year End Roll	12/18/2019
2019	101	FV	213,000	0	10,370.	519,100	732,100	732,100	Year End Roll	1/3/2019
2018	101	FV	213,000	0	10,370.	387,500	600,500	600,500	Year End Roll	12/20/2017
2017	101	FV	213,000	0	10,370.	350,900	563,900	563,900	Year End Roll	1/3/2017
2016	101	FV	213,000	0	10,370.	336,300	549,300	549,300	Year End	1/4/2016
2015	101	FV	200,200	0	10,370.	285,100	485,300	485,300	Year End Roll	12/11/2014
2014	101	FV	200,200	0	10,370.	270,500	470,700	470,700	Year End Roll	12/16/2013
2013	101	FV	200,200	0	10,370.	257,300	457,500	457,500		12/13/2012

PRINT

Date	Time
12/10/20	21:50:15

LAST REV

Date	Time
07/17/19	11:57:35
apro	
7163	

USER DEFINED

Prior Id # 1:	55852
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOAG JAMES G	27018-127		1/28/1997	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2002	657	Porch	1,500	C				REPAIR DECK
4/25/2002	311	Addition	75,000	O		G4	GR FY04	ADD 2ND FLOOR
8/25/1992	396	Manual	2,000					REBUILD CARPORT
7/17/1992	311	Wood Dec	5,000					RPR DCK/INSTALL WN

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Inspected	CC	Chris C
11/8/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Meas/Inspect	336	PATRIOT
3/31/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	197	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10370		Sq. Ft.	Site		0	70.	0.71	5									511,767						511,800	

Total AC/HA:	0.23806	Total SF/SM:	10370	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	511,767	Spl Credit		Total:	511,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31371689
Const Adj.:	0.98980004
Adj $ / SQ:	136.533
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331714
Depreciation:	61699
Depreciated Total:	270015

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

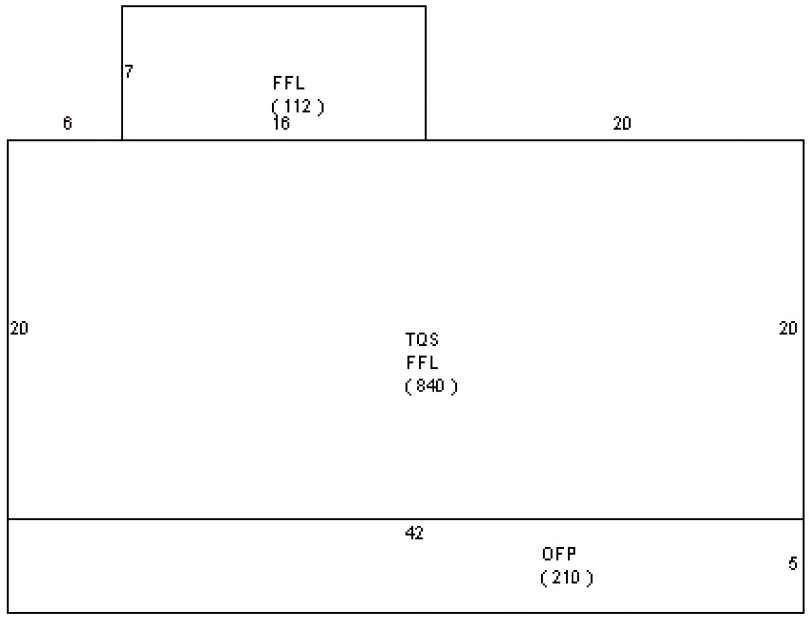
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.19
Special Features:	0	Val/Su Net:	150.67
Final Total:	270000	Val/Su SzAd	170.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	136.530	129,980
TQS	3/4 Story	630	136.530	86,016
OFP	Open Porch	210	24.110	5,063

	Net Sketched Area:	1,792	Total:	221,059	
Size Ad	1582	Gross Are	2002	FinArea	1582

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X7	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc